

BOARD OF ASSESSORS  
REGULAR SESSION MEETING MINUTES  
MARCH 28, 2011  
VETERANS MEMORIAL BUILDING, ROOM 106  
900 MAIN STREET, MILLIS, MA 02054

**CALL TO ORDER:** Mr. Bouret called the meeting to order at 5:45. The following persons were present: Lawrence Bouret, Dave O'Brien, Stephanie Bravoco, Robert Finnegan, Theresa Cousens, Kathy Lapland and Jennifer Cederberg.

**OLD BUSINESS:** Mr. Finnegan went over the meeting schedule with the Board. He had suggested that we meet on Saturday and he e-mailed you that Mr. Finnegan thought it would be better meeting on two Monday nights, since then this past weekend I do not think it is wise to meet next Monday because I may not get through it all. Can meet on Thursday night of this week, call me on the weekend. Will come back until all batches are done. Monday April 4 at 5:00 p.m. Executive session, also New Business. Next meeting you will have packets. Terry prior to that will have commitments. Batch 4 will be done before the next meeting. Jerry coming in Thursday to work with me.

Mr. Finnegan asked the Board if they want to go one session at a time. Mr. Bouret suggested we meet next Monday and see where we stand. Mr. O'Brien asked if they asked for more than what we normally give the Board with these packages. Kathy Lapland advised that this information is what you actually need to be prepared. Mr. Finnegan replied that yes it is more information than what the Board previously asked for. Also you have to take into account that there were considerably more applications than previously submitted, there also were three times as many as last year. Mr. Bouret felt that the meetings went faster. Last year more time was spent delving into the facts than before. Mr. Finnegan noted that this town is such that we can do it this way and in the following years it will probably drop down to 35 instead of 85 because this is a revaluation year.

**ANNOUNCEMENTS:** Kathy LaPlant is going to be posting internally a Department Assistant 11 Position of 15 to 19 hours to help Terry after Bob leaves. They will help do some of the filing and motor vehicle work.

Mr. Finnegan suggested that we should stop and get ready for the two meetings coming up. Mr. Harkey with four properties he is questioning those where the top and bottom floors are vacant. The top one is vacant, was abated last year. Has butcher shop still vacant. Was given 3 or 4% but when whoever sits down with him may want to take a look at that because it is more than normal vacancy but lets see what he has to say. Mr. Bouret asked if there was more than the vacancy rate in question. Mr. Finnegan said that Mr. Harkey is looking at more than that, water problems and so forth. On the application it is the same as last year. It is all in the batch 5 file.

Mr. Thomas Giovanella rescinded his application.

Mr. Bruce Giovanella purchased this property last year for \$312,000. Remember we are valuing it as of the Fiscal Year 2009 market value Mr. Giovanella has it rented. It is not owner occupied. On the application he said that compared to 439 Union Street do not understand \$900.00 increase over 23 Pollard Drive. Please notify when hearing takes place. No research has been done on it yet. Research has been all done but did not want to produce it until after Mr. Giovanella come in.

There were three or four others that I pulled for one reason or another. Meuse did not return my phone call. The Board tabled this last time because they wanted to have the inside looked at. There are a couple

I just have some information that does not make any sense but Jerry Natale from RRC is coming in and we will look at them together.

Mr. Peter Harkey appeared for his appointment. Mr. Bouret explained that we had a slight error in our posting process so we were not able to go into Executive Session tonight. however, we can certainly sit and discuss your abatement, but it will be a matter of public record as opposed to going into Executive Session. Everything gets filed differently and does not go to public record. We just want you to be comfortable either way. Mr. Harkey at this point stated that he would rather wait, said he can come back another day, that he is only two minutes away. Mr. Bouret apologized again and Mr. Finnegan told him he would give him a call.

All members will be available for the next two Mondays for meetings.

Mr. Bruce Giovanella came in for his appoint, Mr. Bouret advised that they could not go into Executive Session and as a result it would be an open session meeting. Mr. Giovanella said it was not a problem for him.

Mr. Giovanella said to start with, in comparing 2010 taxes to 2011 taxes, it went up by \$900.00. Wanted to know how did you come up with \$900.00 in taxes, when the house next door to it went up \$300.00 in taxes. Are there any physical improvements done to the property? His reply was he did no improvements.

Mr. Finnegan stated that he would like to take a look at the house in question. Mr. Finnegan stated that he talked to a female in your house and never received a called back. Mr. Giovanella stated he never received the message. Mr. Finnegan asked if he could do an inspection this week and was told he could do it when he wanted. Mr. Finnegan asked if he could call the tenant and wanted to know who the tenant was. Mr. Giovanella responded that his name was Paul Ryder, the person he bought the house from. Mr. Finnegan asked if it was a sale lease back deal and Mr. Giovanella responded by saying no. Mr. Finnegan wanted to know what the lower level looked like. Mr. Giovanella stated that it was trashed. Mr. Finnegan asked if it is finished and Mr. Giovanella said it was finished at one time, but is unliveable now. Mr. Giovanella thinks that there is water damage there and is unliveable now. Mr. Finnegan asked if it is finished, no exposed beams. Mr. Finnegan stated that it is listed as all unfinished.

Mr. Bouret asked if Mr. Giovanella had a value in mind, he responded by saying no. Mr. Finnegan told Mr. Giovanella that next door is 20 to 25% smaller, you have central air they do not and that all the information is not complete as yet. Mr. Bouret advised Mr. Giovanella that his value went up \$1,000 from 2010 to 2011, \$308,000 in value to \$328,000 in value and we are always looking back about 2 years and sometimes we fall behind what the current market is doing but, we will compare properties in the area to make sure that the information is correct, a lot of this information is done by the computer system. Your coming in will prompt us to look at every comparable not just your neighbors, but, we will look at other properties in your area. Mr. Giovanella said he understood that all he wanted to know was how they can make a \$900.00 jump in taxes. When we have someone come in to talk with us we look at both sides of the story. Something can be incorrect when we go back and take a look. Was looked at the property last on January 7, 2010.

Mr. Finnegan said that all that they were trying to do is come up with what your property would sell for as of January 1, 2010 based on sales that took place in calendar 2009. That is what we are trying to do. Mr. Bouret said that he was glad Mr. Giovanella had come in and that they would have Mr. Finnegan look at the property and we will do everything we can to make sure that your property did not increase unproportionately to your neighbors and comparable houses in your neighborhood.



Mr. Giovanella was told we would look at the property. Mr. Finnegan asked if he was living in the house and he said no, not his style house.

**ADJOURNMENT:**

Motion by Mr. Bouret to adjourn meeting at 6:36 p.m.

Respectfully Submitted by,



Theresa M. Cousens, Administrative Clerk